

**SPECIAL WARRANTY DEED**

Indexing Instructions: Lot 81, Section A,  
Ivy Trails Subdivision, Section 30, Township 1 South, Range 6 West, Plat Book  
63, Page 26 in Chancery Clker of DeSoto County, Mississippi  
DESOTO COUNTY, MS

**PREPARED BY:**

John O. Windsor, Esq.  
Bar #102155  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

**GRANTOR:**

BENEFICIAL FINANCIAL I, INC.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768  
(714) 651-6754

**RETURN TO:** 11-00 287

*lw* Covenant Escrow Services  
9056 Stone Walk Place  
Germantown, TN 38138  
901-759-0409

**GRANTEES:**

KAJUANDRIA D. BEASLEY  
7412 IVY TRAILS COVE  
OLIVE BRANCH, MS 38654  
(662) 347-2924 NA

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BENEFICIAL FINANCIAL I, INC. SUCCESSOR BY MERGER TO BENEFICIAL MISSISSIPPI, INC. (herein referred to as Grantor), does hereby sell, convey and specially warrant KAJUANDRIA D. BEASLEY, A SINGLE PERSON (herein referred to as Grantees), the following described property located and situated in DESOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 12 day of September 2011

BENEFICIAL FINANCIAL I, INC. SUCCESSOR BY MERGER TO BENEFICIAL MISSISSIPPI, INC.

BY: [Signature]  
Kerry L. Chavez  
Asst. Secretary VP

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On 9/2/11 before me, Cecilia Friberg, personally appeared Kerry L. Chavez and [Signature], who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public  
Commission expires 3/27/2013



Our File No. ANA201117130

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

LOT 81, SECTION A, IVY TRAILS SUBDIVISION, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY, PLAT BOOK 63, PAGE 26.

PARCEL ID NO.: 1069300500008100

PROPERTY COMMONLY KNOWN AS: 7412 IVY TRAILS COVE, OLIVE BRANCH, MS 38654